

LOT 36  
IN OR 1979/217  
DEERFIELD ACRES PB 5/299

COHEE RYAN  
54059 JESSICA PL  
CALLAHAN, FL 32011

2024

37-1N-25-0340-0036-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 90      |
| Interior Floo            | 08 | SHT VINYL 10   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 3  | 100            |
| Bathrooms                | 2  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    | 0  | 100            |
| Occupancy                | 00 | NONE 100       |

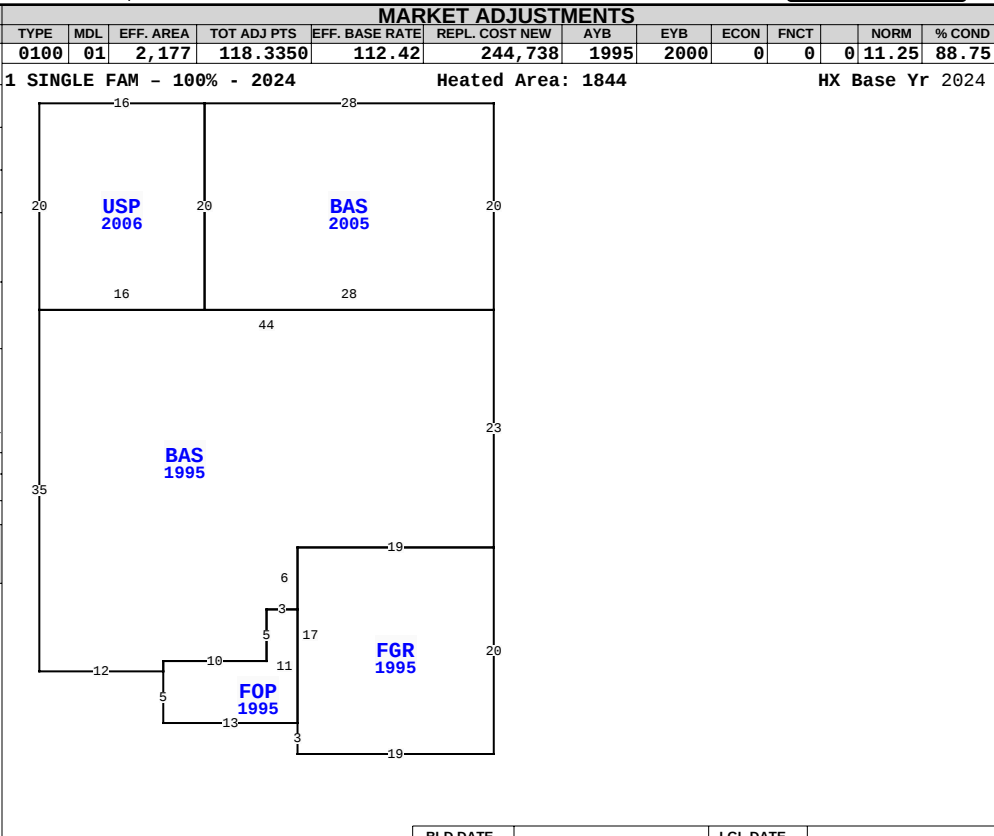
|          |      |                  |
|----------|------|------------------|
| Quality  | 06   | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY    |
| MAP NUM  |      | MKT AREA 08      |

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 8027.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,284            | 100         | 1,284        | 128,108              |
| BAS       | 560              | 100         | 560          | 55,873               |
| FGR       | 380              | 55          | 209          | 20,853               |
| FOP       | 93               | 30          | 28           | 2,794                |
| USP       | 320              | 30          | 96           | 9,578                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,637 |  | 2,177 | 217,205 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |     |   |          |    |          |       |
|----------------|------------|-------------|---------|-----|---|----------|----|----------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W | UNITS    | UT | Adj R    | NOTES |
| 1              | 0500       | FP-PRE FAB  | 0       | 100 | 0 | 1.00     | UT | 3,500.00 |       |
| 2              | 0812       | CONCRETE C  | 0       | 100 | 0 | 1,247.00 | SF | 4.00     |       |
| 3              | 0500       | FP-PRE FAB  | 0       | 100 | 0 | 1.00     | UT | 3,500.00 |       |



|                            |          |           |
|----------------------------|----------|-----------|
| 54059 JESSICA PL, CALLAHAN | BLD DATE | LGL DATE  |
|                            | XF DATE  | LAND DATE |
|                            | INC DATE | AG DATE   |

| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W | UNITS    | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|-----|------------|-------------|---------|-----|---|----------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0500       | FP-PRE FAB  | 0       | 100 | 0 | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1995    | 1995        | 3 | 77     | 2,695           |       |
| 2   | 0812       | CONCRETE C  | 0       | 100 | 0 | 1,247.00 | SF | 4.00     | 4.00           | 100       | 1995    | 1995        | 3 | 70     | 3,492           |       |
| 3   | 0500       | FP-PRE FAB  | 0       | 100 | 0 | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 2001    | 2001        | 3 | 85     | 2,975           |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             | TOTAL OB/XF |     |          |        |         |            |                |            |                             |      |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-------------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE   | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR |
| 1                | 000100   | C   | SFR                  | 100 | 0006 | RSF-1    | 0.00  | 0.00  | 1.00        | LT          |     | 1.00     | 1.00   | 1.00    | 40,000.00  | 40,000.00      | 40,000     |                             |      |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  | PAGE 1 of 1  |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|--------------|--|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  | 6            |  |  |  |  |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD     |  |  |  |  |  |  |  |  |  |
| Tax Group: 6              |  |  |  |  |  |  |  |  |  | Tax Dist:    |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 217,205      |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 9,162        |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 40,000       |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 266,367      |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 0            |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 266,367      |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | HX HB 50,000 |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 216,367      |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 266,367      |  |  |  |  |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0            |  |  |  |  |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 256,876      |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B8868      | ADDITION    | 35,000 | 10/04/2001 |
| B951674    | NEW CONSTR  | 80,000 | 02/01/1995 |

| SALES DATA                     |           |              |        |        |           |               |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1979/0217                      | 2/25/2015 | SW           | U      | I      | 12        | 140,000       |  |
| GRANTOR: WELLS FARGO BANK N A  |           |              |        |        |           |               |  |
| GRANTEE: COHEE RYAN            |           |              |        |        |           |               |  |
| 1922/0365                      | 6/02/2014 | QC           | U      | I      | 11        | 100           |  |
| GRANTOR: THE SECRETARY OF VETE |           |              |        |        |           |               |  |
| GRANTEE: WELLS FARGO BANK N    |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2005] W28 USP=[YR=2006] W16 S20 BAS=[YR=1995] S35 E12 FOP=[YR=1995] S5 E13 FGR=[YR=1995] S3 E19 N20 W19 S17 \$ N11 W3 S5 W10 S1 \$ N1 E10 N5 E3 N6 E19 N23 W44 \$ E16 N20 \$ S20 E28 N20 \$ . |  |  |  |  |  |  |  |  |  |